



TOTAL FLOOR AREA : 829sq.ft. (77.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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7 Donegal Close, Caversham, Reading, RG4 5DT
Price £415,000 Freehold

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Masons are proud to offer to the market this well presented three bedroom mid terrace house, located on a popular cul-de-sac in Caversham, while being walking distance to Caversham & Reading centres, along with Reading mainline station. The property has undergone major improvements by its current owners including a newly fitted 14ft fitted kitchen, a combination boiler, carpets, electric garage door & roof and loft insulated & boarded. The property offers a 19ft living/dining room, an 8ft conservatory, a 14ft master bedroom, a family bathroom, a 15ft garage and private rear garden. Viewing recommended.

- Extended Three Bedroom
- 15ft Garage - Light & Power & Electric Door
- New Boiler
- New Fitted Kitchen
- New Garage Roof
- New Carpets
- 19ft Living/Dining Room
- Private Garden
- Viewing Recommended

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Front door to entrance hall, which has the stairs to the first floor and doors to:

Living/dining room: 19'11" x 14'10" max double glazed front aspect, space for sofa & table & chairs.

Kitchen: 14'10" x 8'8" double glazed rear aspect, a recently fitted range of eye and base level units with roll edge tops and tiled surround, one & half sink & drainer, integrated oven, hob & extractor and space and plumbing for additional appliances. Door to:

Conservatory: 8'7" x 5'2" under floor heating a doors to the rear garden.

First floor landing has doors to:

Bedroom 1: 14'6" x 8'8" double glazed front aspect.

Bedroom 2: 12'6" x 8'8" double glazed rear aspect, built-in wardrobes.

Bedroom 3: 11'7" x 5'11" double glazed front aspect.

Family bathroom: double glazed rear aspect, a panel

enclosed bath, a low level wc and wash basin.

Outside: to the front there is a small garden area with a path to the front door. To the rear there is a private garden that is mainly laid to lawn, plus a patio area with rear access and access to the garage. The garage has light & power and is complete with a new electric roller door.

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